

Addendum 1 – Indemnification

SELLER : Beverly Ann Gray

And

PURCHASER : Rockcliff Manor (Pty) Ltd (Reg. Number
2016/132920/07)

represented herein by Werner Badenhorst in his
capacity as Director.

(hereafter the "Parties")

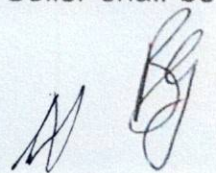
This addendum (the "Addendum") has been made by the Seller and the Purchaser, the Parties to the Deed of Sale in respect of Erf 1115 situated in the Municipality of Gqeberha, and physically situate at 34 Rockcliffe Place, Humewood Ext, Gqeberha (the "Property") and signed by the Purchaser during October 2022 (the "Deed of Sale").

• **Introduction**

- Whereas the Parties have discovered certain facts regarding the Property and its inclusion as part of the Northcliffe Home Owners Association; and
- Whereas such Home Owners Association has been dormant and/or inactive since its inception; and
- Whereas no levies and/or charges have been levied by the Home Owners Association in relation to any charges related to the property; and
- Whereas the Seller has warranted to the Purchaser that, to the best of her knowledge, the Home Owners Association has been inactive and that no amounts are owing to the Home Owners Association to the best of her knowledge;
- The Parties wish to record these indemnities as an addendum to the Deed of Sale as set out below.

• **Addendum to Deed of Sale**

- The following indemnities and/or undertakings on the part of the Seller shall be

Handwritten signatures of the Seller and Purchaser.

read into and shall form a part of the Deed of Sale, and shall be effective as if incorporated into the Deed of Sale at the date of its signature:

- The Seller hereby indemnifies and holds harmless the Purchaser for any liability to the Home Owners Association for the period during which the Property was owned by her, and confirms that no liability in this regard shall be passed on to the Purchaser;
- To the best of the Seller's knowledge, neither the Seller nor the Property are the subject of or involved in any claim by the Home Owners Association in respect of the Property; and
- To the best of the Seller's knowledge, the Home Owners Association is non-functional and has not claimed any levies from her during her ownership of the property; and
- The Seller warrants that there are no conditions or restrictions on the title deed of the Property relating to the Home Owners Association's consent to the sale of the Property.
- **Further Amendments**
 - Except as set forth in this Addendum, the Deed of Sale remains unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this addendum and the Agreement or any earlier amendment, the terms of this addendum will prevail.

DATED at PORT ELIZABETH THIS 16 DAY OF February 2022

Witnesses:

1. M. Wentworth

2. M. Wentworth

[Signature]
FOR AND ON BEHALF
OF THE SELLER

[Signature]

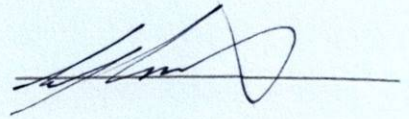
DATED at GOREGHA THIS 21ST DAY OF FEBRUARY 2022

Witnesses:

1.



2.



FOR AND ON BEHALF
OF THE PURCHASER

